

II. Implementation Matrix

| Task Force Work Group | Recommendations by Topic/Theme | | | | | | |
|-----------------------|---|--|--|---|--|--|---|
| | Comprehensive Planning | Zoning Ordinance Amendments/Zoning Initiatives | Transportation Planning Initiatives | Appearance/Design Guideline Initiatives | Economic Development & Tourism Efforts | Incentive Programs & Initiatives | Utilities |
| Segment 1 | Address policies to allow additional retail in land use matrix | Additional retail in CLI zone | Explore alternative alignments and coordinate with MWAA to locate north collector road on Airport property | Adopt Entrance Gateway Guidelines | Place more emphasis on economic development activities and less on tourism in this segment | Consider incentives to promote landscaping gateway recommendations | Consider creative ways and alternative mechanisms to extend sewer and water |
| | | | Minimize impact to properties on North side of Route 50 as part of Tall Cedars interchange | | | | Plan for broadband on both sides of Route 50 now. |
| | | | Additional east bound lane of Route 50 should be constructed as soon as possible | | | | |
| Segment 2 | Amend plan to show preference for both industrial zoned land and mixed use, allowing for employment and retail activities | Create a PD mixed use overlay zone | Reduce access points | | Provide incentives for tourism related uses | | Encourage a higher caliber of development by treating extension of sewer and water as a high priority |
| | | Encourage property owners to rezone | Work with VDOT to determine ultimate right-of-way section now | | | | |
| | | Use Tall Cedars as a zoning boundary; commercial, office retail & industrial to the north, residential with minor office & retail to the south | Coordinate with VDOT and Fairfax County to pursue 3 lanes all the way to Route 28 | | | | Bury overhead electrical lines |
| | | As an alternative or in addition to a PD mixed use overlay zone, change use list for permitted and SPEX uses in CLI | Finalize designs for intersection improvements | | | | Work with Verizon and other broadband providers to plan for broadband pathways |
| | | Provide incentives for consolidation | Encourage VDOT to address unsafe and inconsistent shoulder widths | | | | |
| | | Provide incentives for transit oriented development | Reserve land for Park & Ride lots | | | | |
| | | Encourage higher FARs | Synchronize signals | | | | |
| | | | Signals on cantilevered poles | | | | |
| | | | Anticipate a planning approach that shifts from entirely auto-oriented to a mix of auto, bicycle, and pedestrian orientation | | | | |
| | | | Address alignment issues of Defender Drive, Tall Cedars Pkwy and Conceptual Access road | | | | |

| Task Force Work Group | Recommendations by Topic/Theme | | | | | | |
|--|--|---|--|---|--|---|-----------|
| | Comprehensive Planning | Zoning Ordinance Amendments/Zoning Initiatives | Transportation Planning Initiatives | Appearance/Design Guideline Initiatives | Economic Development & Tourism Efforts | Incentive Programs & Initiatives | Utilities |
| Segment 3 | Initiate Comprehensive Plan Amendment effort to address land use recommendations to include overall land use plan and Arcola area revitalization efforts | Conduct enforcement efforts to prevent further degradation in the Arcola Village area | Initiate CTP amendments to address preferred alignment/location details for north collector road, West Spine Road, ex. Gum Springs Road. Examine transition to 2 lanes for Hutcheson Farm Pkwy | Adopt Entrance Gateway Guidelines and consider applying to other roadways in Segment 3 | | Consider incentives for Arcola revitalization | |
| Segment 4 Note: The task force recommended in late 2004 that the area between Gum Spring Road and Relocated 659, north of Route 50, be added to Segment 3 and that the balance of the area of Segment 4 be evaluated as part of the ongoing CPAM efforts for this area. (CPAM 2005-0003) | | | | Recommendations for landscaping, architectural guidelines, lighting and signage should be considered during review of ongoing CPAM efforts for this area | | | |
| Historical & Cultural Resource Groups draft design guidelines, Segment 2 efforts on appearance and architectural guidelines & Segment 3 recommendation on draft guidelines by CMSS. | | | | An architectural review committee (volunteer, non-legislative) should be established to review Route 50 application before, or as part of submission to County. Consideration should be given to convening interested volunteers to review the draft material and make recommendations to the BOS for review and adoption. Provide incentives for owners to upgrade appearance and incorporate architectural recommendations. | | | |
| Economic Development & Tourism Work group efforts | | | | Landscape, lighting and overall aesthetics of the corridor are important to tourism and should be pursued through incentives | Pursue and develop a wayfinding system using Route 50 as a pilot project | | |

| Task Force Work Group | Recommendations by Topic/Theme | | | | | | |
|---|--|--|---|--|---|--|---|
| | Comprehensive Planning | Zoning Ordinance Amendments/Zoning Initiatives | Transportation Planning Initiatives | Appearance/Design Guideline Initiatives | Economic Development & Tourism Efforts | Incentive Programs & Initiatives | Utilities |
| | | | | and grant support to connect to overall appearance. | Conduct a preliminary feasibility study to determine what type of visitors center staging area would be most beneficial | | |
| Incentives-Economic Development Commission subgroup | | Adopt New Mixed Use Business Zoning District | | | | Consider Development incentives such as use/utility/process/and signage bonuses | |
| | | | | | | Explore funding concepts | |
| | | | | | | Explore enhancement grants | |
| Initial Implementation Strategies | <p>Review current land use policies for analysis of possible Planned Development Mixed Use zoning.</p> <p>Initiate Comprehensive Plan Amendment for greater Arcola area.</p> <p>Analyze impact of recommendations on current Business and Corridor Retail land use designations.</p> | <p>Initiate Zoning Ordinance Amendments necessary to implement landscaping recommendations.</p> <p>Initiate Zoning Ordinance Amendments to create a PD/Mixed Use Overlay District</p> <p>Review zoning regulations to address necessary changes to existing districts to accommodate Arcola Village revitalization.</p> <p>Continue zoning enforcement efforts along the corridor.</p> | <p>Initiate Countywide Transportation Plan amendments to address road alignment recommendations.</p> <p>Advance coordination efforts with Fairfax and VDOT and Dulles Airport to achieve transportation improvements from the County line to Route 28.</p> <p>Coordinate and advance other recommended improvements such as signal synchronization and intersection improvements.</p> | <p>Adopt landscape design guidelines.</p> <p>Refine suggestions in Route 50 Design Guideline Appendix and convene a Route 50 Architectural Review Advisory Committee</p> | <p>Promote corridor through EDC efforts</p> <p>Include tourism potential in planning efforts.</p> <p>Consider possible visitors center or staging area in Arcola.</p> <p>Advance plans for historic and cultural destination at the Slave Quarters site.</p> <p>Use Route 50 as a pilot project for wayfinding.</p> | <p>Build incentives into PD/Mixed Use Business District.</p> <p>Examine funding opportunities in greater detail.</p> | <p>Develop sewer and water initiatives with LCSA and landowners.</p> <p>Plan for broadband</p> <p>Coordinate burial of existing overhead utilities with development projects.</p> |